

# Exhibit A







Condo Information

Exterior Information

Type	81 - THEATER	Location	
Stry Height	2	Tot Units	
(Liy) Units	0	Floor	
Found	1 - CONCRETE	% Own	
Frame	2 - STEEL	Name	
P. Wall	8 - BRICK VENR	<b>Bath Features</b>	
Sec Wall	21 - CONC BLOC	50	Full Bath
Roof Str	4 - FLAT		0
Root Cvr	4 - TAR-GRAVEL	Add Full	0
Color		3/4 Bath	0
View		Add .3/4	0
Shape		1/2 Bath	6
Bid Name		Avg	12

General Information

Grade	CA - COMM V GOOD	Eff Yr	
Year Bit	1997		
Alt LLUC			
Juris			
Con Mod			

**Interior Information**

Avg Ht / Fl	1 - DRYWALL
P. int Wall	
Sec Int Wall	
Partition	T - TYPICAL
P. Floor	4 - CARPET
Sec Floor	

110

Comparable Sales						Ind Val
Sub Floors	Bmt Garage	Rng	Parcel ID	Type	Sale Date	Price
Electric	0	3 - TYPICAL				
Insulation		2 - TYPICAL				
Int Vs Ext		S				
Heat Fuel		2 - GAS				
Heat		1 - FORCED HA				
# Heat Sys	1					
Heated %	100	AC %	100			
Sol HW %		Ctrl Vac %				
Com Wall %		Sprink %	100			
		Avg Rng				

## Special Features / Yard Items

### **Special Feature Appr**

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Page 5 of 15

## **Sub Areas**

Alt Areas

## Res Breakdown

1

779.5%

Code Desc A Y/S Qty







## Parcel ID 32-48-0

## Comments

Case 23-40709 Doc 323-1 Filed 09/11/24 A (Property Cards)

486-1997 5-97 STEEL + EXT WALL, 110-94 SEE WHITE CARD

FOR 32/B MEASURED PAVING WITH GIS TOOL - REGAL  
LEASE EXPIRED 11/2017 TAX BILL WAS CHANGED BACK TO  
OWNER OF TITLE ON DEED  
FY2018 EXPENSE DATA TO BE ENTERED  
FY19 & E RETURNED BY POJUNABLE TO FORWARD.

## Sketch

## Exterior Information

Type	81 - THEATER
Stry Hght	2
(Liv) Units	0
Tot 1	
Found	1 - CONCRETE
Frame	2 - STEEL
P. Wall	8 - BRICK VENVR
Sec Wall	21 - CONC BLOC
	50

## Bath Features

Roof Str	4 - FLAT
Roof Cvr	4 - TAR+GRAVEL
Color	
View	
Shape	
Bld Name	

## Other Features

Kitchens	2
Add Kit.	0
Rtrng	
Fireplaces	0
Rtrng	
WS Flues	0
Rtrng	

## General Information

Grade	CA - COMM V GOOD
Year Bld	1997
Eff Yr	
Alt LUC	
Juris	
Con Mod	

## Interior Information

Avg Ht / Fl	
P. Int Wall	1 - DRYWALL
Sec Int Wall	
Partition	T - TYPICAL
P. Floor	4 - CARPET
Sec Floor	
Bmt Floors	
Sub Floors	

## Condo Information

Location	
Total Units	
Floor	
% Own	
Name	

## Res Breakdown

Floor	No. Unit	Rooms	Bdms
Add Full	0	Rtrng	
3/4 Bath	0	Rtrng	
Add. 3/4	0	Rtrng	
1/2 Bath	6	Rtrng	A - AVERAGE
Add. 1/2	0	Rtrng	
Other Fix	0	Rtrng	

## Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

## Calc Ladder

Base Rate	85.00
Size Adj	0.82507
Con Adj	0.99860
Adj Prc	\$70.10
Grade Ft.	1,65200
Other Feat	\$15,330
NBH Mod	1,0000
NBC Infl	1,0000
LUC Ft.	1,0000
Adj Tot (RGN)	5,730,924
Total \$/SF	\$22.15
Depr %	81.5%
Undepr \$/SF	115,80520
Mobile Home	
Make	
Model	
Serial	
Year	
Color	

## Depreciation

Phys Con	PR - Poor
Functional	26
Economic	D - DEMAND
Special	75
Override	

## Sub Areas

Total	81.5%
Depr %	81.5%
Undepr \$/SF	115,80520
Mobile Home	
Make	
Model	
Serial	
Year	
Color	

## Comparable Sales

Ring	Parcel ID	Type	Sale Date	Price

## Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	DIS	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed
66	CANOPY	A	Y	1	50,00x12.00	G	GD	1997	20.50	T	45%	101	1	RV	1		1	8,500	8,500
85	PAVING	D	Y	1	169020.00	G	GD	1998	1.75	T	45%	101	1	RV	1		1	203,400	203,400
77	LITE-SIN	D	Y	6	1.00	G	GD	1998	750.00	T	45%	101	1	RV	1		1	3,100	3,100
84	SIGN-ILU	D	Y	1	184.00	G	GD	1998	38.00	T	45%	101	1	RV	1		1	4,800	4,800
87	FENCE-4	D	Y	1	390.00	G	GD	1997	7.00	T	45%	101	1	RV	1		1	1,900	1,900
78	LITE-DBL	D	Y	9	1.00	G	GD	1997	1,500.00	T	45%	101	1	RV	1		1	9,300	9,300

## Building Totals

Building Totals	Yard Item Appr
Parcel Totals	Yard Item Appr

## Special Feature Appr

231,000	Special Feature Appr
231,000	Special Feature Appr

## Comments

Comments	231,000	231,000
	231,000	231,000

Entered 09/11/24 07:59:35	Page 9 of 15	Desc Exhibit



Property: 3883 | Blk: 5425 | Seq: 1 | Year: 2021 | Data As Of Date: 08/29/2024 | User: johns | DB: Assess5

Disclaimer: This information is believed to be correct but is subject to change and is not guaranteed

32	48	0	Lot	Parcel ID 4	3248-0	Parcel ID	Building Location	231 TURNPIKE RD	Town of Westborough	Card: 1 of 1	Total Card	Total Parcel
Map	Bk									APP'R	1,994,900 /	1,994,900
PROPERTY LOCATION										USE + IMP	1,994,900 /	1,994,900

231 TURNPIKE RD  
WESTBOROUGH, MA 01581  
**OWNERSHIP**  
WESTBOROUGH SPE LLC  
C/O BABCOCK & BROWN ADMIN SVCS, 2 - 6TH FLOOR  
TWO HARRISON ST  
SAN FRANCISCO, CA 94105-0000



Case 23-40709  
PROPERTIES IN  
Abstract

Patriot

IN PROCESS APPRAISAL SUMMARY		
Use Code	Building Val	Land Size
364	231,000	29.34

#### PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed Notes	Date
2022	FV	364	1,060,200	231,000	29.336	703,700	1,994,900	1,994,900	05/18/2022
2021	FV	364	1,060,200	231,000	29.336	1,330,900	2,622,100	2,622,100 CPRO BILLING	12/03/2020
2020	FV	364	887,700	201,900	29.336	4,149,500	5,239,100	5,239,100 YEAR END ROLL	12/05/2019
2019	FV	364	887,700	201,900	29.336	4,149,500	5,239,100	5,239,100 CPRO BILLING	12/04/2018
2018	FV	364	5,109,400	201,900	29.336	3,953,500	9,264,800	9,264,800 CPRO billing	12/04/2017
2017	FV	364	5,109,400	201,900	29.336	3,953,500	9,264,800	9,264,800 YEAR END	11/28/2016
2016	FV	364	5,109,400	201,900	29.336	3,953,500	9,264,800	9,264,800	11/17/2015
2015	FV	364	4,753,900	288,600	29.336	3,757,500	8,750,000	8,750,000	11/19/2014
2014	FV	364	4,753,900	288,600	29.336	3,757,500	8,750,000	8,750,000 cpro	11/21/2013
2013	FV	364	5,935,700	157,700	29.336	3,757,500	9,850,900	9,850,900 Year End Roll	12/17/2012

#### SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
CAREY LESLIE S., TRUSTEE	19369-75		1/12/1997	9,151,449	No		C	
LANE	16210-372		04/15/1994	375,000	No		I	

#### OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt									
IE PENALTY		250.00										
IE PENALTY		250.00										
IE PENALTY		250.00										
PROPERTY FACTORS	Item Code	Item	Code	%								
Util 1	Dis 1 D	134-2013	DEMOLITION	0	02/08/2018	C	COM	DEMOLISH SIGN IF	12/12/2012	2	JON STEINBER	
Util 2	Dis 2	CG-2017-00177	DEMOLITION	0	02/08/2018	C	COM	REMOVAL OF ALL 1				
Util 3	Dis 3	CG-2017-00168	MANUAL	119,800		C	COM	REPAIR 2 EGRESS				
Census	Zone 1 BA	10/21/2003	SIGN	10,000	05/13/2004	C	C	CINEMA	02/13/2004			
F. Haz	Zone 2	07/21/1995	MANUAL	2,880,000	05/17/2000	C						
Topo	Zone 3											
Street	HX											
Traffic												
Exempt												

#### LAND SECTION (364)

LUC Desc	Alt %	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Fl.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt 2 LUC	%	Spec L.V.	Juris	L. Ft.	Assessed Notes
364 THEATER	1	174,240			SF	SITE	1		0.10	2.4	CV	1	R	-60	E	-40			418,200		0	1	418,200			
364 THEATER	1	25,336			AC	EXCESS	1		030,000	11,268.55	CV	1	S	-50					285,500		0	1	285,500			

Desc Exhibit

Parcel LUC 364 - THEATER										P. NBC Desc COMM VG		Tot		703,700		Tot		0		Tot		703,700	

Disclaimer: This information is believed to be correct but is subject to change and is not guaranteed

Property: 3683 | Blk: 5425 | Seq: 1 | Year: 2022 | Data As Of Date: 08/29/2024 | User: jons | DE: Assess50

## Parcel ID 32-48-0

## Exterior Information

Type	81 - THEATER
Stry Hght	2
(Liv) Units	0
Tot 1	
Found	1 - CONCRETE
Frame	2 - STEEL
P. Wall	8 - BRICK/VENIR
Sec Wall	21 - CONC/BLOC
	50

## Sketch

Comments	
486-1997	5-97 STEEL + EXT WALL, 110-94 SEE WHITE CARD
FOR 32/2B MEASURED PAVING WITH GIS TOOL - REGAL	
LEASE EXPIRED 11/2017 TAX BILL WAS CHANGED BACK TO	
OWNER OF TITLE ON DEED	
FY2018 EXPENSE DATA TO BE ENTERED	
FY19 & E RETURNED BY POJUNABLE TO FORWARD.	

## Condo Information

Location
Total Units
Floor
% Own
Name

## Bath Features

Full Bath	0
Add Full	0
Rtrg	
3/4 Bath	0
Rtrg	
Add. 3/4	0
Rtrg	
1/2 Bath	6
Rtrg	A - AVERAGE
Add. 1/2	0
Rtrg	
Other Fix	0
Rtrg	

## Other Features

Kitchens	2
Add Kit.	0
Rtrg	
Fireplaces	0
Rtrg	
WS Fues	0
Rtrg	

## Interior Information

Avg Ht / Fl	
P. Int Wall	1 - DRYWALL
Sec Int Wall	
Partition	T - TYPICAL
P. Floor	4 - CARPET
Sec Floor	
Bmt Floors	
Sub Floors	

## Comparable Sales

Rng	Parcel ID	Type	Sale Date	Price
Electric	3 - TYPICAL			
Insulation	2 - TYPICAL			
Int Vs Ext	S			
Heat Fuel	2 - GAS			
Heat	1 - FORCED HA			
# Heat Sys	1			
Heated %	100	AC %	100	
Sol HW %		Ctr Vac %		
Com Wall %		Sprinkl %	100	
		Avg Rng		Ind Val

## Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed
66	CANOPY	A	Y	1	50,00x12.00	G	GD	1997	20.50	T	45%	101	1	RV	1	1	8,500	8,500	
85	PAVING	D	Y	1	169020.00	G	GD	1998	1.75	T	45%	101	1	RV	1	1	203,400	203,400	
77	LITE-SIN	D	Y	6	1.00	G	GD	1998	750.00	T	45%	101	1	RV	1	1	3,100	3,100	
84	SIGN-ILU	D	Y	1	184.00	G	GD	1998	38.00	T	45%	101	1	RV	1	1	4,800	4,800	
87	FENCE-4	D	Y	1	390.00	G	GD	1998	7.00	T	45%	101	1	RV	1	1	1,900	1,900	
78	LITE-DBL	D	Y	9	1.00	G	GD	1997	1,500.00	T	45%	101	1	RV	1	1	9,300	9,300	

## Building Totals

## Parcel Totals

## Yard Item Appr

## Yard Item Appr

## Special Feature Appr



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Case 23-40709  
  
**Patriot**  
PROPERTIES IN  
Abstract

## TOWN of Westborough

Building Location 231 TURNPIKE RD

### IN PROCESS APPRAISAL SUMMARY

Parcel ID

3248-0

Parcel ID

937

Lot

0

Parcel ID 4

48

Bik

PROPERTY LOCATION

231 TURNPIKE RD

WESTBOROUGH, MA 01581

### OWNERSHIP

TOWN OF WESTBOROUGH

34 WEST MAIN STREET

WESTBOROUGH, MA 01581

Source

0 - Mkt Adj Cost

Parcel Total

585,500

Building Total

585,500

Use Code

937

Building Val

585,500

Yard Items

515,800

Land Size

29.34

Land Val

712,000

Total Val

1,813,300

Assessed

0 /

USE + IMP

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USE LAND

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ASSESSED

1,813,300 /

Total Parcel

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3/4 Bath	0
Rtrg	
Add. 3/4	0
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1/2 Bath	6
Rtrg	A - AVERAGE
Add. 1/2	0
Rtrg	
Other Fix	0
Rtrg	

## Other Features

Kitchens	2
Add Kit.	0
Rtrg	
Fireplaces	0
Rtrg	
WS Fues	0
Rtrg	

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Ring	Parcel ID	Type	Sale Date	Price

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77	LITE-SIN	D	Y	6	1.00	G	GD	1998	1,300.00	T	26.37%	101	1	RV	1		1	7,200	7,200
84	SIGN-ILU	D	Y	1	184.00	G	GD	1998	50.00	T	26.37%	101	1	RV	1		1	8,500	8,500
87	FENCE-4	D	Y	1	390.00	G	GD	1998	9.10	T	26.37%	101	1	RV	1		1	3,300	3,300
78	LITE-DBL	D	Y	9	1.00	G	GD	1997	1,950.00	T	27.43%	101	1	RV	1		1	15,900	15,900

## Building Totals

Building Totals	
Parcel Totals	

## Res Breakdown

Floor	No. Unit	Rooms	Bdms

## Remodeling

Exterior	Interior	Add.

## Calc Ladder

Base Rate	85.00	Depr	5,154,937
Size Adj	0.82507	Depr'd Total	585,527
Con Adj	0.99860	Juris Ft.	1,000.00
Adj Prc	\$70.10	Spec. Features	\$0
Grade Ft.	1,65200	Lump Sum	
Other Feat	\$15,1330	Final Total	\$885,500
NBH Mod	1,0000	Override Val	
NBC Infl	1,0000	Assmnt Ft.	1,0000
LUC Ft.	1,0000	Assessed Val	\$885,500
Adj Tot (RDN)	5,740,464	Total \$/SF	\$12,23
		Mobile Home	
Total	89.8%	Depr %	
		Undepr \$/SF	115,80520
		Make	
		Model	
		Serial	
		Year	
		Color	

## Alt Areas

S. Area	Alt Type	% Alt	Tenants	Qua

